



General Assembly

Substitute Bill No. 5718

January Session, 2013



**AN ACT CONCERNING MUNICIPAL AUTHORITY TO PROVIDE TAX
ABATEMENTS TO ENCOURAGE RESIDENTIAL DEVELOPMENT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-65b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 (a) Any municipality may, by affirmative vote of its legislative body,
4 enter into a written agreement with any party owning or proposing to
5 acquire an interest in real property in such municipality, or with any
6 party owning or proposing to acquire an interest in air space in such
7 municipality, or with any party who is the lessee of, or who proposes
8 to be the lessee of, air space in such municipality in such a manner that
9 the air space leased or proposed to be leased shall be assessed to the
10 lessee pursuant to section 12-64, fixing the assessment of the real
11 property or air space which is the subject of the agreement, and all
12 improvements thereon or therein and to be constructed thereon or
13 therein, subject to the provisions of subsection (b) of this section, (1) for
14 a period of not more than seven years, provided the cost of such
15 improvements to be constructed is not less than three million dollars,
16 (2) for a period of not more than two years, provided the cost of such
17 improvements to be constructed is not less than five hundred
18 thousand dollars, or (3) to the extent of not more than fifty per cent of
19 such increased assessment, for a period of not more than three years,

20 provided the cost of such improvements to be constructed is not less
21 than [twenty-five] ten thousand dollars.

22 (b) The provisions of subsection (a) of this section shall only apply if
23 the improvements are for at least one of the following: (1) Office use;
24 (2) retail use; (3) permanent residential use; (4) transient residential
25 use; (5) manufacturing use; (6) warehouse, storage or distribution use;
26 (7) structured multilevel parking use necessary in connection with a
27 mass transit system; (8) information technology; (9) recreation
28 facilities; [or] (10) transportation facilities; or (11) mixed-use
29 development, as defined in section 8-13m.

30 Sec. 2. Section 12-65c of the general statutes is repealed and the
31 following is substituted in lieu thereof (*Effective October 1, 2013*):

32 As used in sections 12-65c to 12-65f, inclusive:

33 (a) "Rehabilitation area" means any municipality, or a part thereof,
34 [which is] that contains one or more properties that are deteriorated,
35 deteriorating, substandard or detrimental to the safety, health, welfare
36 or general economic well-being of the community;

37 (b) "Rehabilitation" means the improvement or repair of a structure
38 or facilities appurtenant thereto, exclusive of general maintenance or
39 minor repairs.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2013</i>	12-65b
Sec. 2	<i>October 1, 2013</i>	12-65c

PD Joint Favorable Subst.